



CITY OF CORAL GABLES

Code Enforcement Board Enforcement Order

The City of Coral Gables

05/18/2018

-vs-

Case #: CE275557-020718

MILADY WHITE
431 Vilabella Ave
Coral Gables, FL 33146-1715

Address of Violation(s):
431 VILABELLA AVE

Folio #: 0341200222880

7015 3010 0000 6775 4877

This cause having come before the Code Enforcement Board for Hearing on 5/16/2018, and based on the evidence, the Board enters the following FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER:

FINDINGS OF FACT

The Respondent is the property owner ("Owner") and is subject to Section 101-107. The Respondent is in violation of:

- Sections 3-207 and 3-208 of the Coral Gables Zoning Code. No person shall commence or cause to be commenced any miscellaneous work, which does not otherwise require a building permit, which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements until an application for a zoning permit therefore has been previously filed with the Building Division. No such miscellaneous work which affects the aesthetics, appearance, or architectural design of any structure, site or site improvements shall commence until a permit has been issued by the City; and
- Section 105-26 of the City of Coral Gables Code and Section 105.1 of the Florida Building Code. Work done without a permit. To wit: Interior remodeling and installation of an air conditioner without permits
- Sections 3-205 and 5-606 of the City Zoning Code. To wit: painting of the exterior of the Structure without obtaining color pallet approval.
- Section 105-26 of the City Code and Section 105.1 of the Florida Building Code and Sections 3-207 and 3-208 and of the City Zoning Code. To wit: Failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; specifically, by allowing permit PL-08-06-0819 to expire.

CONCLUSIONS OF LAW

The foregoing findings of fact constitute a violation of the listed sections of the Code of the City of Coral Gables.

It is the Order of this Board, based upon the foregoing:

1. The Owner shall apply for all permits or other development approvals required to correct all violations that require permits (i.e.:(a) interior remodeling and installation of an air conditioner without permits; (b) failure to fully complete building in substantial compliance with plans and specifications upon which a building permit was within one (1) year after the commencement of erection of any building, addition, or renovation; specifically, by allowing permit PL-08-06-0819 to expire; and (c) painting of the exterior of the Structure without obtaining color pallet approval)("Permits")
2. The Owner shall obtain all Permits required to remedy all City code violations on the Property within 30 days of the date that the application is complete and, in any event, no later than 60 days from the date of this Order.
3. The Owner shall pass final inspection on all Permits required to remedy all City code violations on the Property within 30 days of the date that the City notifies the owner that the Permit is ready to be picked up and, in any event, no later than 90 days from the date of this Order.

4. The City agrees to expedite its review of the applications for Permits, the building plans, and its inspections.
5. In the event of non-compliance by the Owner, a fine of \$150 per day shall accrue for every day that the non-compliance continues.
6. The City Code Enforcement Division Manager or Code Enforcement Board may extend any of the above deadlines if either finds good cause beyond the control of the Owner and that the Owner acted in good faith and exercised due diligence in its efforts to obtain all required Permits, to correct all code violations, and to request an extension of any deadlines, as applicable. Good cause to obtain an extension shall include the time required for the City to review the application for Permits, the plans, and any revisions (collectively referred to as "Plans"), but only for the number of days the Plans have been submitted for review. Any additional time granted due to the City's review shall be computed from the date the Plans are submitted until the date the City notifies the owner that the Plans are ready to be picked up for any required revisions or that the Permits are ready to be picked up.
7. If the Owner fails to comply with terms of this Order, the owner shall pay the administrative costs for the hearing of \$108.75.
8. If the Owner does not comply within the time specified, a certified copy of this Order shall be recorded in the Public Records of Dade County and thereafter **SHALL CONSTITUTE A LIEN** against the property upon which the violation(s) exist or upon any real or personal property of the violator.

Upon complying, the Respondent(s) must notify Code Enforcement Officer Terri Sheppard, 305 460-5239/ tsheppard@coralgables.com, who will inspect the property and verify either compliance or non-compliance.

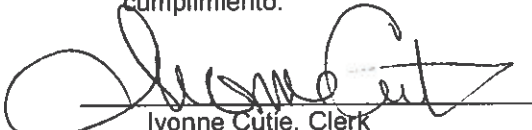
CONCLUSIONES DE LEY

Los resultados de hechos anteriores constituyen una violación de las secciones listadas del Código de la Ciudad de Coral Gables.

Es el Orden de esta Junta, basado en lo anterior:

1. El Demandado(s) deberá corregir la violación. Los párrafos 1-8, escritos en inglés más arriba, se incorporan aquí.
2. Si la violación(es) no son corregidas como se describe más arriba, una multa de **\$250.00** se impondrá cada día después de que continúe cualquiera violación.
3. Si el Demandado(s) no cumple dentro del tiempo especificado, una copia certificada de esta Orden será inscrita en los Archivos Públicos de Dade County y **CONSTITUIRA UN GRAVAMEN** en contra de la propiedad en donde existe la violación(es) o sobre cualquier propiedad personal del infractor.

Al corregir la violación, el Demandado(s) debe notificar al Oficial del Cumplimiento del Código Terri Sheppard, 305 460-5239/ tsheppard@coralgables.com, quien inspeccionará la propiedad y verificará el cumplimiento o no cumplimiento.


Ivonne Cutie, Clerk
Code Enforcement Board